

TENTATIVE MAP NO. 2365584

9TH & G TOWER

LOT 1

MAP NO. 15267

G STREET

9TH AVENUE

10TH AVENUE

HORTON'S ADDITION
MAP NO. 369

BLOCK 83

G STREET

9TH AVENUE

TENTATIVE MAP NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OR 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 7.

NUMBER OF LOTS AND AREA

NO. OF EXISTING LOTS = FIVE (5)
NO. OF PROPOSED LOTS = ONE (1)
GROSS AREA = 0.575 AC (25,061 SF)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOW:

LOTS A, B, C, K AND L IN BLOCK 83 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 535-136-01-00

SITE ADDRESS

659 9TH AVENUE, SAN DIEGO, CA 92101

ZONING / OVERLAYS

EXISTING ZONE: CCPD-ER AIRPORT INFLUENCE AREA (AIA) AREA #2
PROPOSED ZONE: CCPD-ER RESIDENTIAL TANDEM PARKING
TRANSIT AREA PRIORITY

MINIMUM SETBACKS

FRONT: 0 MINIMUM
SIDE: 0 MINIMUM
STREET SIDE: 0 FEET

NUMBER OF UNITS & PARKING RATE

STUDIO 60
1 BEDROOM 119
2 BEDROOM 30
3 BEDROOM 27
PENTHOUSES 5
TOTAL RESIDENTIAL APARTMENT UNITS (RENTAL) = 241

PROVIDED RESIDENTIAL PARKING:
PARKING LEVEL 3-6: 230
TOTAL RESIDENTIAL PARKING PROVIDED= 230

COMMERCIAL PARKING RATE:
COMMERCIAL PARKING LEVEL 2: 43
COMMERCIAL PARKING REQUIRED/PROVIDED= 43

OWNERSHIP

A LEASEHOLD TITLE INTEREST IN THE SUBJECT PROPERTY WILL BE HELD BY: CISTERA PARTNERS, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY. FEE TITLE INTEREST IS CURRENTLY HELD BY 4 LEE TENTH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: Elizabeth Lee
NAME: Elizabeth Lee
TITLE: Co-owner / Manager of 4 Lee Tenth LLC

TITLE REPORT

PREPARED BY: CHICAGO TITLE COMPANY
2365 NORTHSIDE DRIVE
SUITE 600
SAN DIEGO, CA 92108
ORDER NO. 00109991-993-SD2-CFU
TRANSMITTAL DATED: MAY 23, 2019

EASEMENTS

INDICATES PROPERTY IS SUBJECT TO THE FACT THAT SAID LAND LIES WITHIN THE BOUNDARIES OF THE CENTRE CITY REDEVELOPMENT AREA AS DISCLOSED BY DOCUMENT RECORDED APRIL 30, 2007 AS INSTRUMENT NO. 2007-0292863 AND SEPTEMBER 4, 2009 AS INSTRUMENT NO. 2009-0499449, BOTH OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY BUT IS NOT PLOTTABLE

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF "G" STREET AS SHOWN ON MAP 15267. I.E. N 89°51'44"W

REFERENCE DRAWINGS

CITY OF SAN DIEGO DRAWING NUMBERS:
15166-D "G" STREET INTERCEPTOR SEWER
2346-AD FOURTH AVENUE, FIFTH AVENUE, SIXTH AVENUE,
29839-D PLANS FOR THE CONSTRUCTION OF WATER &
SEWER GROUP 539

UTILITY NOTE

WATER: CITY OF SAN DIEGO
IRRIGATION: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS & SDG&E
ELECTRIC: AT&T
TELEPHONE: COX COMMUNICATIONS
CABLE: COX COMMUNICATIONS

ALL EXISTING UTILITIES ARE UNDERGROUND. ALL PROPOSED UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.

MAPPING NOTE

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL OR PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

LEGEND

ITEM	SYMBOL
PROPERTY BOUNDARY	---
RIGHT OF WAY	---
STREET CENTERLINE	---
PROPOSED IMPROVEMENTS	
ITEM	SYMBOL
BUILDING FOOTPRINT	---
6" CURB & GUTTER	---
WATER SERVICE	---
FIRE WATER SERVICE	---
SEWER SERVICE	---
IRRIGATION SERVICE	---
BACKFLOW PREVENTER	---
WATER METER VAULT	---
CURB OUTLET PER SDRSD D25-A	---
PROPRIETARY BIOFILTRATION UNIT	---
CURB RAMP	---

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXISTING FIRE HYDRANT	---
EXISTING STREET LIGHT	---
EXISTING TRAFFIC SIGNAL	---
EXISTING SEWER MAIN	---
EXISTING WATER MAIN	---
EXISTING GAS MAIN	---
EXISTING ELECTRICAL	---
EXISTING FIBER OPTICS	---

COORDINATE INDEX

CSS '83: 1838-6281
L.C.: 198-1721

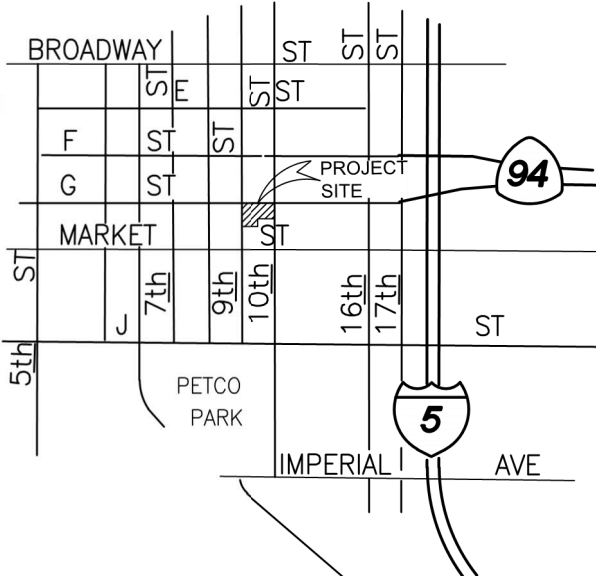
BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE NORTHWEST BRASS PLUG LOCATED AT THE INTERSECTION OF NINTH AVENUE AND "F" STREET.

ELEV. = 55.931' MSL (NGVD 29)

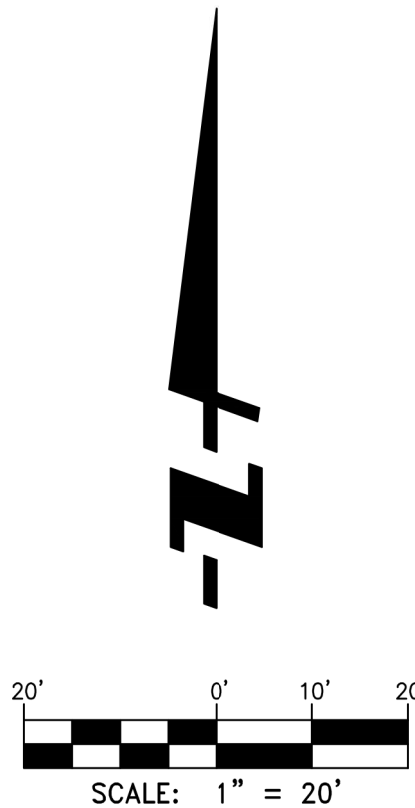
MAP LEGEND

■ INDICATES FOUND LEAD AND DISC AS NOTED



VICINITY MAP

NOT TO SCALE



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DESCRIPTION	BY	DATE	I.O. NO.	PTS. NO.	T.M. NO.	COORDINATES
			24008439	649856	2365584	1838-6281
						NAD83 COORDINATES
						198-1721
						LAMBERT COORDINATES